

STAFF REPORT

Meeting Date: June 12, 2002

- PROPOSALS:**
- A. 02-06 S1:** City of Camarillo Sphere of Influence Amendment – Camarillo Public Library
 - B. 02-06 S2:** Camarillo Sanitary District Sphere of Influence Amendment – Camarillo Public Library
 - C. 02-06:** City of Camarillo Reorganization (Parcels A and B) – Camarillo Public Library
- PURPOSE:**
- A.** Proposed Sphere of Influence amendment to add approximately 10 acres into the City of Camarillo's Sphere of Influence boundary.
 - B.** Proposed Sphere of Influence amendment to add approximately 10 acres into the Camarillo Sanitary District's Sphere of Influence boundary.
 - C.** Reorganization of the City of Camarillo to annex a ten-acre parcel into the City of Camarillo (Parcel A) and the Camarillo Sanitary District (Parcel B) for a proposed public library and to detach Parcel A from the Ventura County Resource Conservation District.
- PROPONENT:** City of Camarillo and Camarillo Sanitary District by joint resolution.
- SIZE:** Approximately 10.00 acres
- LOCATION:** The proposal area is west of the Las Posas Road and Lewis Road intersection, and located at the northeast corner of Las Posas Road and Fieldgate Drive in the unincorporated area of the County, and within the City of Camarillo's Area of Interest.
- ASSESSOR'S PARCEL NOS:** 156-0-180-295 (portion of)
- NOTICE:** This matter has been noticed as a public hearing as prescribed by law.

COMMISSIONERS AND STAFF

COUNTY
Steve Bennett, Chair
Kathy Long
Alternate:
Judy Mikels

CITY
Linda Parks
John Zaragoza
Alternate:
Evaristo Barajas

SPECIAL DISTRICT
Jack Curtis
John Rush
Alternate:
Dick Richardson

PUBLIC
Louis Cunningham,
Vice Chair
Alternate:
Kenneth M. Hess

EXECUTIVE OFFICER
Everett Millais

PLANNER III
Hollie Brunsky

CLERK
Debbie Schubert

LEGAL COUNSEL
Noel Klebaum

RECOMMENDATIONS:

- A.** Adopt the attached resolution (LAFCO 02-06 S1) making determinations and approving the City of Camarillo Sphere of Influence Amendment – Camarillo Public Library
- B.** Adopt the attached resolution (LAFCO 02-06 S2) making determinations and approving the Camarillo Sanitary District Sphere of Influence Amendment – Camarillo Public Library
- C.** Adopt the attached resolution (LAFCO 02-06, Parcels A and B) making determinations and approving the City of Camarillo Reorganization – Camarillo Public Library

GENERAL ANALYSIS:

1 Land Use:

A. Site Information

	Existing	Proposed
Zone District Classification	County: A-E; Agriculture Exclusive	City: RE-10; Rural Exclusive, 10 acre minimum
General Plan Designation-	County: Agriculture	City: Public
Use of Proposal Area	Agriculture (Row Crops)	New Camarillo Public Library

B. Surrounding Land Uses and Zoning and General Plan Designations

	Existing Use	Zone District Classification	General Plan Designation
North	Agriculture	County: A-E (Agriculture Exclusive)	County: Agriculture
South	Single-Family Residential	City: R-1 & RPD-5 (Residential, 1 unit per lot, and Residential Planned Development, 5 units/acre)	City: Residential Low Density, 5 DU/acre
East	Church	County: RE-3 (Rural Exclusive, 3 acre minimum)	County: Rural Exclusive
West	Church	City: RPD-10 (Residential Planned Development, 10 units/acre)	City: Public

C. Topography, Natural Features and Drainage:

The site is currently being used for row crops. The site has historically been used for agriculture and has been tilled and graded over many years. The site is generally level with drainage from north to south emptying into Las Posas Road. The site will be graded with 2 – 5 percent slopes to accommodate development and drainage.

D. Conformity with Plans:

The proposal area is located within the unincorporated area of the County of Ventura. The County site is designated Agriculture on the County General Plan. The proposed development of a library conforms to the City's proposed general plan designation of Public as the designation allows for public uses such as a library. The site is not under a Williamson Land Conservation Act contract.

Although the site is within the Area of Interest for the City of Camarillo, it is not within the Sphere of Influence boundaries for the City. The site is currently covered under the County Save Open Space and Agricultural Resources (SOAR) ordinance, and is located outside the Camarillo Urban Growth Boundary (CURB). Once the proposal area is annexed, it will be subject to the Camarillo SOAR ordinance (Measure C). Section 3, Part IV.B. of the ordinance allows for governmental facilities, such as a public library, to be constructed outside the CURB limits of the City of Camarillo without voter approval. Therefore, the Sphere of Influence amendment and reorganization of the City of Camarillo for the proposed library are consistent with the Camarillo SOAR ordinance.

The proposal area is also not within the Sphere of Influence boundaries of the Camarillo Sanitary District. Although the District itself is not subject to the Camarillo SOAR ordinance, the restriction of urban services (such as sanitary services) outside the CURB limits is included in the Camarillo SOAR ordinance. However, the ordinance allows for the provision of urban services for governmental facilities outside the CURB limits. Therefore, the Sphere of Influence amendment and reorganization that includes the Camarillo Sanitary District are also consistent with the Camarillo SOAR ordinance.

2. **Impact on Prime Agricultural Land, Open Space and Agriculture:**

The proposal area is currently being used as agriculture for row crops. The Cortese-Knox-Hertzberg Act of 2000 defines prime agriculture as follows (Government Code Section 56064):

“...an area of land whether a single parcel or contiguous parcels, that has not been developed for a use other than an agricultural use and that meets the following qualifications:

- (a) Land that qualifies, if irrigated, for rating as class I or II in the USDA Natural Resource Conservation Service land use capability classification, whether or not land is actually irrigated, provided that irrigation is feasible.*
- (b) Land that qualifies for rating 80 through 100 Storie Index Rating.*
- (c) Land that supports livestock used for the production of food and fiber and that has an annual carrying capacity equivalent to at least one animal unit per acre...*
- (d) Land planted with fruit or nut-bearing trees, vines, bushes, or crops that have a nonbearing period of less than five years and that will return during the commercial bearing period on an annual basis...not less than \$400 per acre.*
- (e) Land that has returned from the production of unprocessed agricultural plant products an annual gross value of not less than \$400 per acre for three of the previous five years.”*

Information contained in the City’s EIR for the library project (EIR 2002-38), specifies that the site has a rated capability grouping of Class III, which indicates that soils on site have limitations that reduce the choice of plants that are grown. The EIR also specifies that the Storie Index rating for the site is 76, which indicates that the soils on site have minor limitations and require special management needs. Therefore, under G.C. Sec. 56064 (a) and (b), the site does not qualify as prime agriculture. However, the EIR reports that the 10-acre site returned production of unprocessed agricultural products of approximately \$23, 270 an acre in the year 2000. Therefore, the proposal area is considered to be prime agricultural land as the production value of the crops is substantially more than the ‘less than \$400 an acre’ threshold in G.C. Sec. 56064(e).

The site is not designated by the County of Ventura as open space. However, Public Resources Code Section 65560(2) defines open space lands as lands used for agriculture. As the site is currently zoned for agricultural uses and is being used for row crops, the proposal area is considered to be open space lands.

The proposal area is not in a greenbelt.

The proposal area is surrounded by urbanized development to the south, west, and east. Las Posas Road and residential development is to the south, the Camarillo Seventh-Day Adventist Church and residential development is to the west, and the Camarillo Ward of the Latter-Day Saints Church is to the east of the proposal area. Given the urban/agricultural interface on three sides of the proposal area, the agricultural viability of this 10 acre portion of the larger acreage is difficult. The remainder portion of the parcel to the north of the proposal area will remain as agriculture.

According to the project EIR, the proposal will have no significant adverse effects on any adjacent agricultural lands. The Ventura County Agricultural Policy Advisory Committee has reviewed the proposal. While the Committee generally recommends a 300-foot buffer between urban and agricultural uses, the Committee accepted the proposed 200-foot buffer between the two-story library and the adjacent agricultural land to the north, provided the City install landscaping along the northerly property line as vegetative "shelter belt." City staff will recommend the landscaping condition to the City Council at the time of the Conditional Use Permit entitlement process for the library. Additionally, the County of Ventura Right-to-Farm ordinance protects the adjacent agricultural landowner from any potential nuisance claims generated from the library site.

The LAFCO Commissioner's Handbook, Sections 3.1.5.1 and 4.1.5.1, have specific policies regarding Sphere of Influence amendments and reorganizations that include the conversion of agricultural land. These are discussed in the Special Analysis section of this staff report.

3. Population:

The proposal area is vacant, thus as there are less than 12 registered voters for the proposal area and the site is considered uninhabited.

4. Services and Controls – Need, Cost, Adequacy and Availability:

City of Camarillo Services

Upon annexation, the City has represented that the full range of City services, including, drainage, law enforcement, fire protection, street lighting, recreation and parks, and transit, will be provided.

Camarillo Sanitary District Services

Upon approval and development, the Camarillo Sanitary District has indicated that services can be extended immediately upon the annexation and development of the site. The District will extend pipelines from existing infrastructure to the site to provide sanitary services.

Ventura County Waterworks District No. 19

The proposal area is within the Ventura County Waterworks No. 19 (VCWW #19) boundaries. Utility improvements can be extended from existing water lines running along the to the northerly boundary of the proposal area and the City will finance the necessary connections. The District has provided the City of Camarillo a Letter of Water Availability for the potable water service to the proposal area. Potentially, the City could propose to detach the proposal area from VCWW #19 and have the City provide water to the site via Calleguas Municipal Water District. However, no actions have been taken by the City to begin this process.

5. Boundaries and Lines of Assessment:

The 10-acre site is part of a larger parcel of approximately 43.44 acres and is not considered a legal parcel. Division 3, Section 3.1.3.3. of the LAFCO Commissioner's Handbook, January 1, 2001, states that LAFCO shall ensure that changes of reorganization involve only legal lots. In order to legalize the lot, and allow for annexation and development, the City will be required to obtain subdivision approval from the County of Ventura prior to the recordation of the proposed reorganization. The County and City have indicated that a Subdivision Exemption (for governmental entities) will be requested for the 10-acre site to allow the site to be smaller than the County zoning minimum acreage requirement of 40 acres.

As part of the Subdivision Exemption, a Voluntary Merger between APN 156-0-180-295 (remainder portion from the 10-acre site) and APN 156-0-180-305 (an adjoining parcel of approximately 43.45 acres under the same ownership) will be requested from the County to merge the two parcels into one legal lot of approximately 76.89 acres, over the 40-acre minimum, consistent with zoning and the Subdivision Map Act. The attached resolution for the City of Camarillo Reorganization has a condition that requires that the Voluntary Merger and Subdivision Exemption be approved and recorded prior to LAFCO recordation of the reorganization (Resolution 02-06, Condition No. 8). Therefore, at the time of recordation of the reorganization request, the boundaries of the 10-acre site would be definite and certain and there would be no conflicts with lines of assessment or ownership.

A map for the proposed 10-acre site sufficient for filing with the State Board of Equalization has been received from the proponent.

6. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within tax rate areas 85037 (\$1.030232) and 07204 (\$1.030232). Upon completion of this annexation the area will be assigned to a new tax rate area.

The total assessed value for APN 156-0-180-295 per the 2001-2002 tax roll is \$1,165,036 (approximately \$26,800 an acre).

7. Environmental Impact of the Proposal:

The City of Camarillo is the lead agency for this proposal. The City prepared and certified an Environmental Impact Report (EIR# 2002-38) pursuant to Section 15080 of the State CEQA Guidelines. The EIR proposes mitigation measures to lessen any environmental impacts so that they can be considered less than significant. Table 1 of the EIR for the library, Summary of Impacts and Mitigation Measures, is attached to the report for review.

The EIR was previously provided to the Commission for review and was available at the Ventura LAFCO office prior to the hearing and is also made available at the LAFCO hearing for review.

8. Regional Housing Needs:

The City will designate the proposal area as Public in the City's General Plan after the approval of the proposed reorganization. Therefore, the proposed library will not affect the City of Camarillo's ability to achieve its fair share of regional housing needs.

9. Landowner and Annexing Agency Consent:

The applicant certifies that all property owners involved in this proposal have given their written consent and waived their rights to protest proceedings. The City of Camarillo and the Camarillo Sanitary District have requested the waiver of conducting authority proceedings.

Additionally, the Ventura County Resource Conservation District has consented to the detachment of the proposal area from the District and requests a waiver of conducting authority proceedings.

SPECIAL ANALYSIS

Cortese-Knox-Hertzberg Act of 2000

Government Code Section 56425(b):

At least 30 days prior to submitting an application to the commission for a determination of a new sphere of influence, or to update an existing sphere of influence for a city, representatives from the city shall meet with county representatives to discuss the proposed sphere, and its boundaries, and explore methods to reach agreement on the boundaries, development standards, and zoning requirements within the sphere to ensure that development within the sphere occurs in a manner that reflects the concerns of the affected city and is accomplished in a manner that promotes the logical and orderly development of areas within the sphere....

On May 4, 2001 and February 21, 2002 staff from the City of Camarillo met with the Planning Department of Ventura County. Discussions focused on the legal lot issues and subdivision process that would be required by the County and LAFCO prior to the recordation of the reorganization. Additionally, the Planning Department had an opportunity to comment on the proposal application and submittal and had no objections to the project. Therefore, the City has complied with this requirement of the government code.

Government Code Section 56425(e):

Government Code Section 56425 (e) requires that in determining the sphere of influence of each local agency the commission shall consider and prepare a written statement of its determinations with respect to certain factors prior to making a decision:

1. *The present and planned uses in the area, including agricultural and open space lands.*

The proposal area is located within the unincorporated area of the County of Ventura. The County has a general plan designation of Agriculture for the site. The proposed development of a library conforms to the City's proposed general plan designation of Public as the designation allows for public uses. The proposal area is surrounded by urbanized development on three sides. Las Posas Road and residential development is to the south, the Camarillo Seventh-Day Adventist Church and residential development is to the west, and the Camarillo Ward of the Latter-Day Saints Church is to the east of the proposal area. The remainder portion of the parcel to the north of the proposal area will remain as agriculture. While the site is technically considered as open space, this is due to its agricultural use. Given the urban/agriculture interface on three sides, the continued viability of agricultural use of the proposal area is increasingly difficult.

The proposal area was selected as the best location for a new library site after an extensive alternative site analysis by the City. The proposed public library will include buffers from the adjoining larger agricultural lands.

2. *Describe the present and probable need for public facilities and services in the area.*

The proposal area is within the VCWW #19 boundaries. The District has water lines running along the proposed northerly boundary of the proposal area. The district has provided the City of Camarillo a Letter of Water Availability for the potable water service to the proposal area. As part of this proposal, a Sphere of Influence amendment and annexation to the Camarillo Sanitary District are being requested to provide the proposal area with sanitary sewer services.

3. *The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.*

The City will be providing most urban services to the proposal area and has indicated such services are adequate.

The proposal area is within the VCWW #19 boundaries. The District has water lines running along the proposed northerly boundary of the proposal area. The District has provided the City of Camarillo a Letter of Water Availability for the potable water service to the proposal area.

As part of this proposal, a Sphere of Influence amendment and annexation to the Camarillo Sanitary District are being requested to provide the proposal area with sanitary sewer services. The Camarillo Sanitary District has provided a Letter of Can and Will Serve to the City. Therefore, public services to the project are adequate.

The proposal area is not within the boundaries of the Pleasant Valley Recreation and Park District, but is in the Camarillo Health Care District.

4. *The existence of any social or economic communities of interest in the area that the Commission may determine are relevant to the agency.*

The proposed library facility will serve the City of Camarillo and provide support services to the educational community serving the City of Camarillo and adjacent unincorporated area school districts. The facility will also provide public meeting rooms for community groups and governmental agencies. The only social and economic community of interest for the proposed library is the City of Camarillo and unincorporated areas within the Camarillo Area of Interest.

LAFCO Commissioner's Handbook Policies

Division 4 of the LAFCO Commissioner's Handbook has policies for Sphere of Influence proposals. Specifically, Section 4.1.5 of the Commissioner's Handbook has findings and criteria for Sphere of Influence amendments that will result in a conversion of agriculture lands. These sections of the Commissioner's Handbook are attached for reference, Attachment 3.

The proposal area is surrounded by urbanized development to the south, west, and east. The site is the only undeveloped parcel along Las Posas Road. As the proposal area is outside the CURB limits of the City of Camarillo it is not likely that the land would be developed with private development within the next five years. However, as the Camarillo SOAR ordinance excludes public facilities from voter approval requirements, and the City is actively pursuing all entitlements to develop the proposal area with a public library, it would be reasonable to assume that the site will be developed with a public use within five years.

The City conducted an extensive alternative site analysis that included 17 potential sites, including the one chosen. Sites that were evaluated were vacant, non-prime agricultural lands and previously developed areas that were vacant or had potential for expansion. Sites were analyzed using the following site criteria: Size, Location, Access, Visibility, Availability, Collaboration, Near Compatible Uses, and Expansion Potential. Analysis completed for each site is documented in the City's EIR (Section 4.4) with determinations as to why the proposal area is the best site for this specialized type of use and why insufficient, vacant land exists in the City's sphere of influence that is developable for a library.

With the inclusion of the 200-foot buffer area and proposed vegetative "shelter-belt" on the north side of the property, the proposal would have no significant adverse effects on the physical and economic integrity of the adjacent prime agricultural land to the north.

The proposal area is not part of an approved greenbelt agreement and after the reorganization and approvals through the City's entitlement process, the proposed library use will be consistent with the local plan and policies.

Given the City's EIR alternative site analysis and the determinations about the other policy factors concerning agricultural and open space lands, the proposal can be found consistent with the policies in the Commissioner's Handbook.

ALTERNATIVE ACTIONS AVAILABLE:

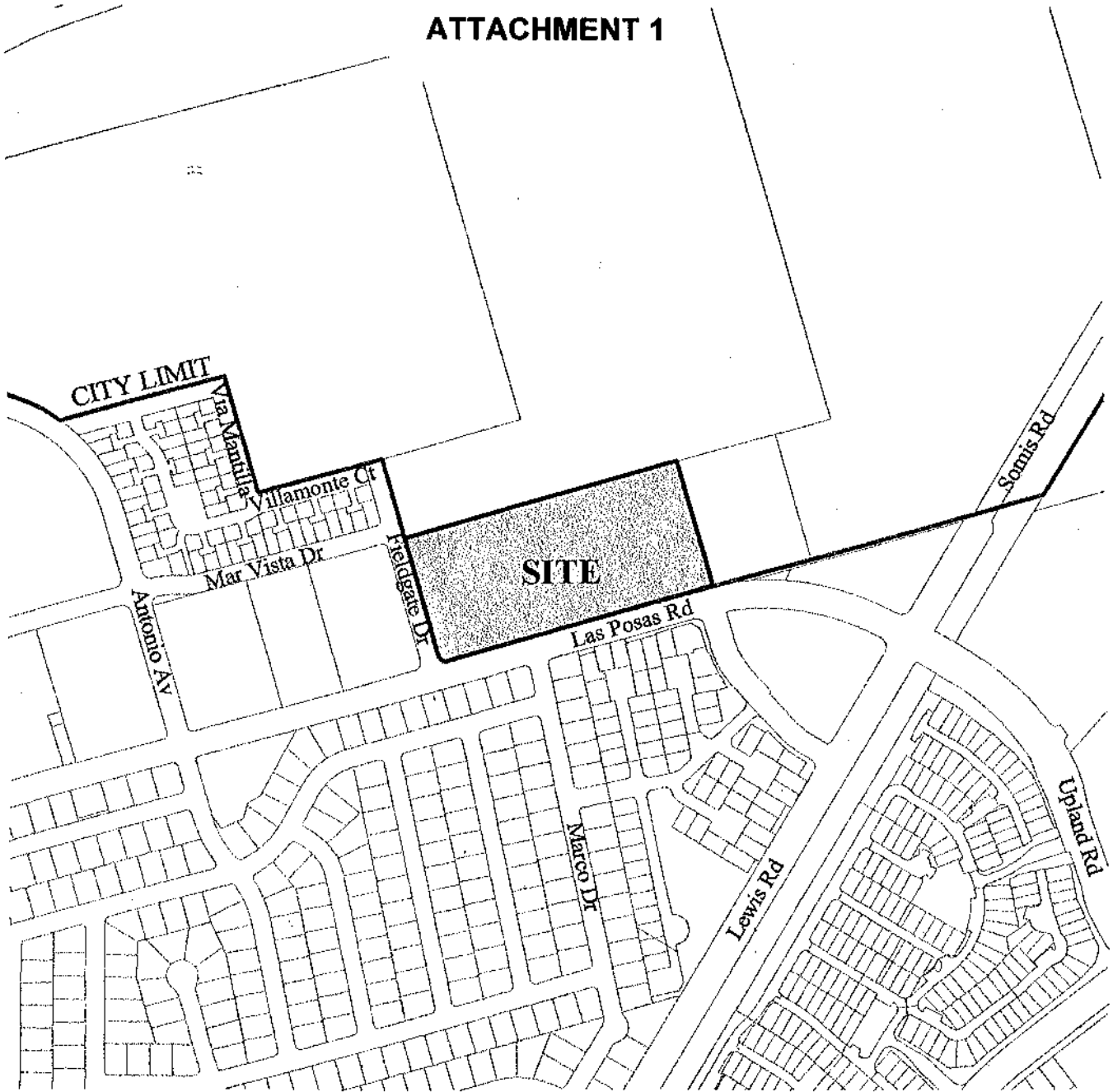
- A. If the Commission, following public testimony and the review of the materials submitted, determines that further information is necessary, a motion to continue one or both of the proposals should state specifically the type of information desired and specify a date certain for further consideration.
- B. If the Commission, following public testimony and review of materials submitted with this application wishes to deny or modify this application, a motion to deny should include adoption of this Report and all referenced materials as part of the public record.

STAFF: Hollee King Brunsky, Planner III

BY: _____
Everett Millais, Executive Officer

Attachments: (1) Vicinity Map
(2) EIR Summary of Impacts and Mitigation Measures
(3) Commissioner's Handbook Section 4.1.5
(4) LAFCO 02-06 S1 Resolution
(5) LAFCO 02-06 S2 Resolution
(6) LAFCO 02-06 (Parcels A and B) Resolution

ATTACHMENT 1



Vicinity Map Camarillo Library - Las Posas Site

City of Camarillo

Department of
Community Development

0 300 600 900 Feet



created: 04/25/2002



LAFCO 02-06 S1

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING A SPHERE OF INFLUENCE AMENDMENT
OF THE CITY OF CAMARILLO – CAMARILLO PUBLIC
LIBRARY**

WHEREAS, the above referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Section 56000 et seq.); and

WHEREAS, at the times and in the manner required by law the Executive Officer has given notice of the public hearing by the Commission on the proposal; and

WHEREAS, the proposal was duly considered on June 12, 2002, as specified in the notice of hearing; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the proposal including, but not limited to, the Executive Officer's report and recommendation and the environmental document and determination; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interests of the affected area and the organization of local governmental agencies within Ventura County; and

WHEREAS, the Local Agency Formation Commission considered the criteria as required under Government Code Section 56425(e):

1. *The present and planned uses in the area, including agricultural and open space lands.*

The proposal area is located within the unincorporated area of the County of Ventura. The County has a general plan designation of Agriculture for the site. The proposed development of a library conforms to the City's proposed general plan designation of Public as the designation allows for public uses. The proposal area is surrounded by urbanized development on three sides. Las Posas Road and residential development is to the south, the Camarillo Seventh-Day Adventist Church and residential development is to the west, and the Camarillo Ward of the Latter-Day Saints Church is to the east of the proposal area. The remainder portion of the parcel to the north of the proposal area will remain as agriculture. While the site is technically considered as open space, this is due to its agricultural use. Given the urban/agriculture interface on three sides, the continued viability of agricultural use of the proposal area is increasingly difficult.

The proposal area was selected as the best location for a new library site after an extensive alternative site analysis by the City. The proposed public library will include buffers from the adjoining larger agricultural lands.

2. *Describe the present and probable need for public facilities and services in the area.*

The proposal area is within the VCWW #19 boundaries. The District has water lines running along the proposed northerly boundary of the proposal area. The district has provided the City of Camarillo a Letter of Water Availability for the potable water service to the proposal area. As part of this proposal, a Sphere of Influence amendment and annexation to the Camarillo Sanitary District are being requested to provide the proposal area with sanitary sewer services.

3. *The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.*

The City will be providing most urban services to the proposal area and has indicated such services are adequate.

The proposal area is within the VCWW #19 boundaries. The District has water lines running along the proposed northerly boundary of the proposal area. The District has provided the City of Camarillo a Letter of Water Availability for the potable water service to the proposal area.

As part of this proposal, a Sphere of Influence amendment and annexation to the Camarillo Sanitary District are being requested to provide the proposal area with sanitary sewer services. The Camarillo Sanitary District has provided a Letter of Can and Will Serve to the City. Therefore, public services to the project are adequate.

The proposal area is not within the boundaries of the Pleasant Valley Recreation and Park District, but is in the Camarillo Health Care District.

4. *The existence of any social or economic communities of interest in the area that the Commission may determine are relevant to the agency.*

The proposed library facility will serve the City of Camarillo and provide support services to the educational community serving the City of Camarillo and adjacent unincorporated area school districts. The facility will also provide public meeting rooms for community groups and governmental agencies. The only social and economic community of interest for the proposed library is the City of Camarillo and unincorporated areas within the Camarillo Area of Interest.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Ventura Local Agency Formation Commission as follows:

- (1) The Executive Officer's Staff Report and Recommendation for approval of the proposal dated June 12, 2002 is adopted.
- (2) Said Sphere of Influence amendment is hereby approved as submitted.
- (3) The subject proposal is assigned the following distinctive short form designation:

**LAFCO 02-06 S1 – CITY OF CAMARILLO SPHERE OF
INFLUENCE AMENDMENT – CAMARILLO PUBLIC LIBRARY**

- (4) The Commission has reviewed and considered the information contained in the Environmental Impact Report (EIR 2002-38) prepared by the City of Camarillo as lead agency, adopts the lead agency's Findings of Impacts and Mitigation Measures, and makes a specific determination that the significant issues and proposed Mitigation Measures as adopted by the lead agency adequately address the project [Sections 15091, 15093, and 15096(h)].
- (5) The Commission directs staff to file a Notice of Determination in the same manner as a lead agency under Section 15094.
- (6) The boundaries of the proposed Sphere of Influence amendment is described in Exhibit A attached hereto and made a part hereof.

This resolution was adopted on June 12, 2002.

AYES:

NOES:

ABSTAINS:

Dated: _____
Chair, Ventura Local Agency Formation Commission

Attachment: Exhibit A

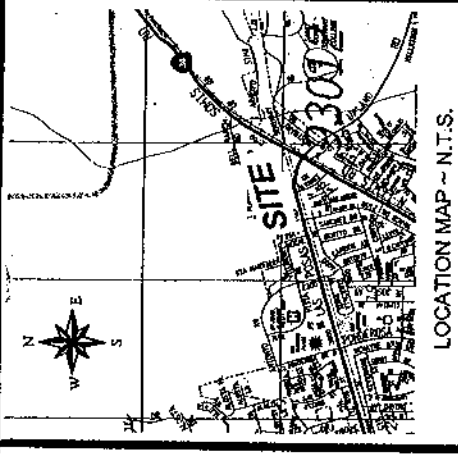
Copies: City of Camarillo
Ventura County Assessor
Ventura County Auditor
Ventura County Surveyor
Ventura County Planning

02-06 S1 EXHIBIT A

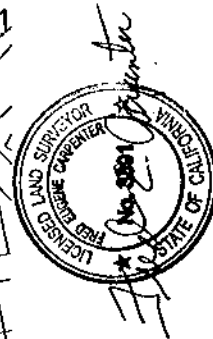
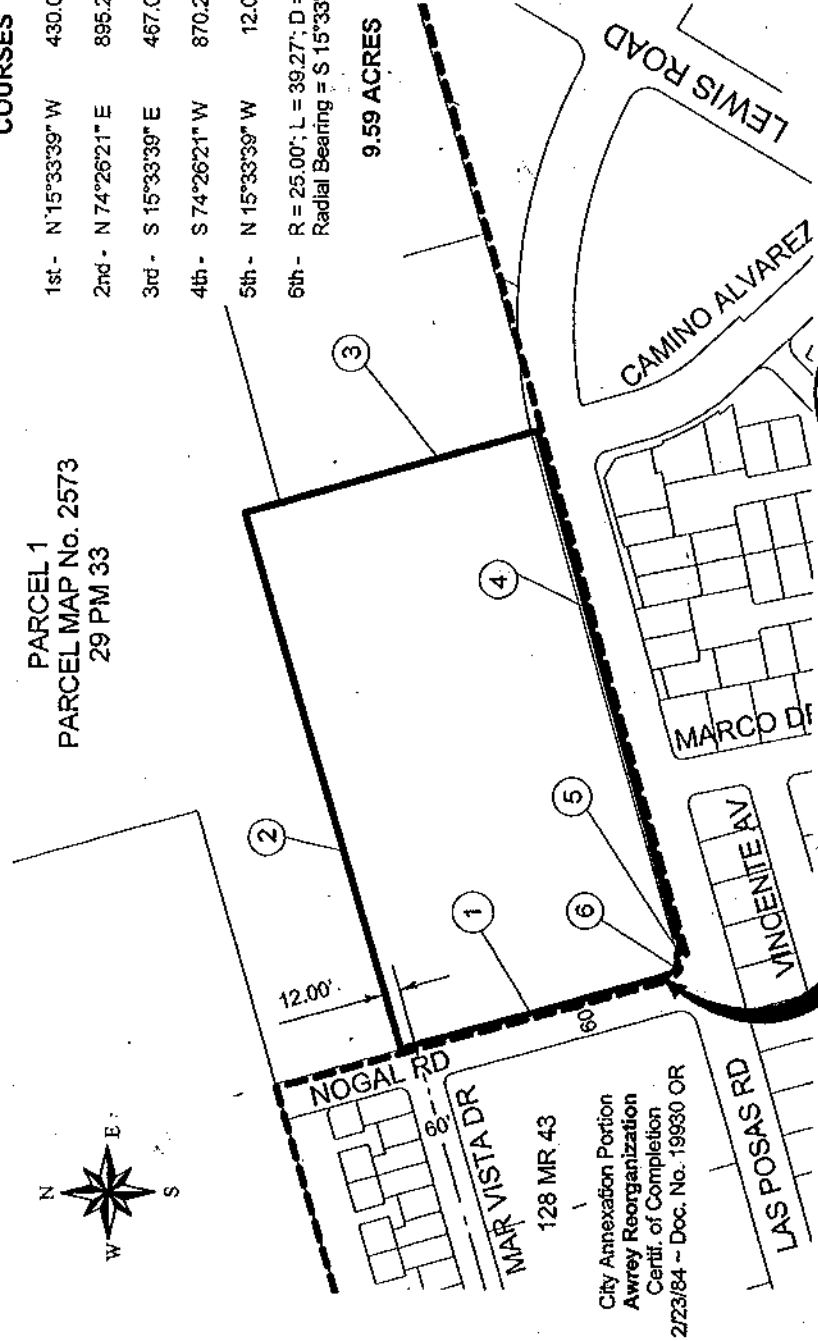
PARCEL 1
PARCEL MAP No. 2573
29 PM 33

COURSES	
1st -	N 15°33'39" W 430.00'
2nd -	N 74°26'21" E 895.20'
3rd -	S 15°33'39" E 467.00'
4th -	S 74°26'21" W 870.20'
5th -	N 15°33'39" W 12.00'
6th -	R = 25.00'; L = 39.27'; D = 90°00'00"; Radial Bearing = S 15°33'39" E

9.59 ACRES



PREPARED BY:
BENNER AND CARPENTER
506 EAST MAIN STREET
SANTA PAULA, CA 93060
(805) 525-3396



P.O.B.
Beginning at the southerly terminus
of the 7th course of the City
Annexation Portion of the Awrey
Reorganization

SPHERE AMENDMENT CITY OF CAMARILLO REORGANIZATION CAMARILLO LIBRARY PARCEL A CITY OF CAMARILLO ANNEXATION; DETACHMENT FROM THE VENTURA COUNTY RESOURCE CONSERVATION DISTRICT

EXISTING CITY OF CAMARILLO SPHERE BOUNDARY
PROPOSED SPHERE AMENDMENT

That portion of Parcel 1 of Parcel Map No. 2573 and a portion Las Posas Road, in the County of Ventura, State of California, as shown on the map recorded in the office of the County Recorder of said County in Book 29, Page 33 of Parcel Maps, described as follows:

February 18, 2002

Sheet 1 of 1

LAFCO 02-06 S2

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING A SPHERE OF INFLUENCE
AMENDMENT OF THE CAMARILLO SANITARY DISTRICT –
CAMARILLO PUBLIC LIBRARY**

WHEREAS, the above referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Section 56000 et seq.); and

WHEREAS, at the times and in the manner required by law the Executive Officer has given notice of the public hearing by the Commission on the proposal; and

WHEREAS, the proposal was duly considered on June 12, 2002, as specified in the notice of hearing; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the proposal including, but not limited to, the Executive Officer's report and recommendation and the environmental determination; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interests of the affected area and the organization of local governmental agencies within Ventura County; and

WHEREAS, the Local Agency Formation Commission considered the criteria as required under Government Code Section 56425(e):

1. *The present and planned uses in the area, including agricultural and open space lands.*

The proposal area is located within the unincorporated area of the County of Ventura. The County has a general plan designation of Agriculture for the site. The proposed development of a library conforms to the City's proposed general plan designation of Public as the designation allows for public uses. The proposal area is surrounded by urbanized development on three sides. Las Posas Road and residential development is to the south, the Camarillo Seventh-Day Adventist Church and residential development is to the west, and the Camarillo Ward of the Latter-Day Saints Church is to the east of the proposal area. The remainder portion of the parcel to the north of the proposal area will remain as agriculture. While the site is technically considered as open space, this is due to its agricultural use. Given the urban/agriculture interface on three sides, the continued viability of agricultural use of the proposal area is increasingly difficult.

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2. *Describe the present and probable need for public facilities and services in the area.*

The proposal area is within the VCWW #19 boundaries. The District has water lines running along the proposed northerly boundary of the proposal area. The district has provided the City of Camarillo a Letter of Water Availability for the potable water service to the proposal area. As part of this proposal, a Sphere of Influence amendment and annexation to the Camarillo Sanitary District are being requested to provide the proposal area with sanitary sewer services.

3. *The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.*

The City will be providing most urban services to the proposal area and has indicated such services are adequate.

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As part of this proposal, a Sphere of Influence amendment and annexation to the Camarillo Sanitary District are being requested to provide the proposal area with sanitary sewer services. The Camarillo Sanitary District has provided a Letter of Can and Will Serve to the City. Therefore, public services to the project are adequate.

The proposal area is not within the boundaries of the Pleasant Valley Recreation and Park District, but is in the Camarillo Health Care District.

4. *The existence of any social or economic communities of interest in the area that the Commission may determine are relevant to the agency.*

The proposed library facility will serve the City of Camarillo and provide support services to the educational community serving the City of Camarillo and adjacent unincorporated area school districts. The facility will also provide public meeting rooms for community groups and governmental agencies. The only social and economic community of interest for the proposed library is the City of Camarillo and unincorporated areas within the Camarillo Area of Interest.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Ventura Local Agency Formation Commission as follows:

- (1) The Executive Officer's Staff Report and Recommendation for approval of the proposal dated June 12, 2002 is adopted.
- (2) Said Sphere of Influence amendment is hereby approved as submitted.
- (3) The subject proposal is assigned the following distinctive short form designation:

**LAFCO 02-06 S2 – CAMARILLO SANITARY DISTRICT SPHERE
OF INFLUENCE AMENDMENT – CAMARILLO PUBLIC LIBRARY**

- (4) The Commission has reviewed and considered the information contained in the Environmental Impact Report (EIR 2002-38) prepared by the City of Camarillo as lead agency, adopts the lead agency's Findings of Impacts and Mitigation Measures, and makes a specific determination that the significant issues and proposed Mitigation Measures as adopted by the lead agency adequately address the project [Sections 15091, 15093, and 15096(h)].
- (5) The Commission directs staff to file a Notice of Determination in the same manner as a lead agency under Section 15094.
- (6) The boundaries of the proposed Sphere of Influence amendment is described in Exhibit A attached hereto and made a part hereof.

This resolution was adopted on June 12, 2002.

AYES:

NOES:

ABSTAINS:

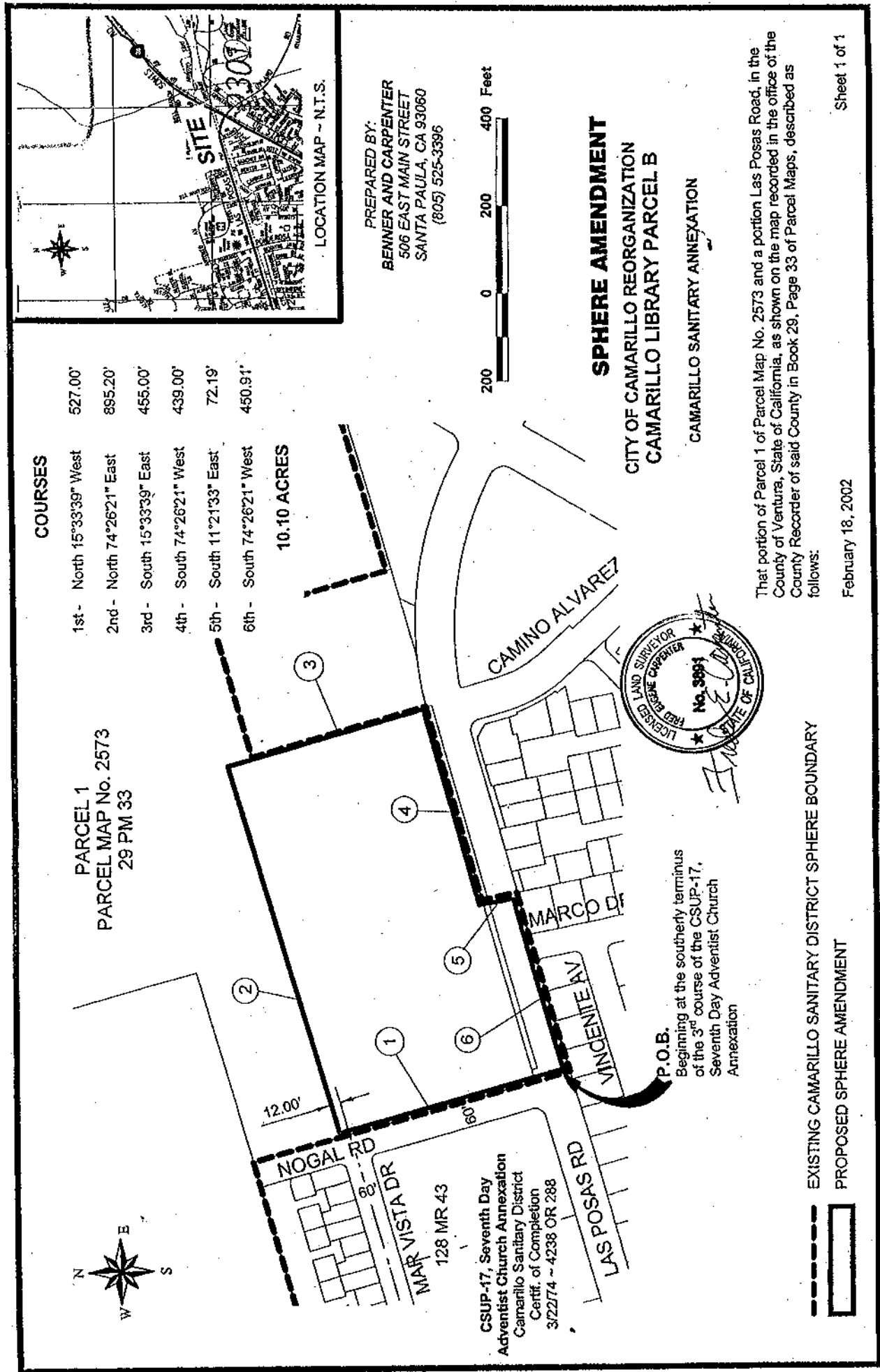
Dated: _____
Chair, Ventura Local Agency Formation Commission

Attachment: Exhibit A

Copies: Camarillo Sanitary District
Ventura County Assessor
Ventura County Auditor
Ventura County Surveyor
Ventura County Planning

LAFCO 02-06 S2 Camarillo Sanitary District Sphere of Influence Amendment –
Camarillo Public Library
June 12, 2002
Page 3 of 3

**02-06 S2
EXHIBIT A**



LAFCO 02-06

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE CITY OF CAMARILLO
REORGANIZATION (PARCELS A AND B) – CAMARILLO
PUBLIC LIBRARY; ANNEXATION TO THE CITY OF
CAMARILLO; ANNEXATION TO THE CAMARILLO
SANITARY DISTRICT; DETACHMENT FROM THE
VENTURA COUNTY RESOURCE CONSERVATION
DISTRICT**

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Section 56000 of the California Government Code); and

WHEREAS, at the times and in the manner required by law, the Executive Officer gave notice of the consideration by the Commission on the proposal;

WHEREAS, the proposal was duly considered on June 12, 2002; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the proposal including, but not limited to, the LAFCO Executive Officer's Staff Report and recommendation, the environmental document and determination, and applicable General and Specific Plans; and

WHEREAS, proof has been given to the Commission that the affected territory is considered uninhabited; and

WHEREAS, information satisfactory to the Commission has been presented that the property owners of the land within the affected territory have given their written consent to the proposal; and

WHEREAS, information satisfactory to the Commission has been presented that all agencies having land detached within the affected territory have given their written consent for the proposal; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interest of the affected area and the organization of local governmental agencies within Ventura County.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Local Agency Formation Commission as follows:

- (1) The LAFCO Executive Officer's Staff Report and Recommendation for approval of the proposal dated June 12, 2002 is adopted.
- (2) Said Reorganization as set forth in Exhibit A and attached hereto is hereby approved subject to conducting authority proceedings as prescribed in Government Code Sections 57000 to 57090.
- (3) Said territory is found to be uninhabited.
- (4) The subject proposal is assigned the following distinctive short form designation:

**LAFCO 02-06 - CITY OF CAMARILLO REORGANIZATION
(PARCELS A AND B)– CAMARILLO PUBLIC LIBRARY**

- (5) The boundaries of the affected territory are found to be definite and certain as approved and set forth in Exhibit A attached hereto and made a part hereof.
- (6) The Commission has reviewed and considered the information contained in the Environmental Impact Report (EIR 2002-38) prepared by the City of Camarillo as lead agency, adopts the lead agency's Findings of Impacts and Mitigation Measures, and makes a specific determination that the significant issues and proposed Mitigation Measures as adopted by the lead agency adequately address the project [Sections 15091, 15093, and 15096(h)].
- (7) The Commission directs staff to file a Notice of Determination in the same manner as a lead agency under Section 15094.
- (8) **The Certificate of Completion for the proposal may not be recorded until the 10-acre parcel as described in Exhibit A is considered to be a legal lot, as determined by the County of Ventura Public Works Department, Surveyors Division.**
- (9) The Commission determines that the project is in compliance with Government Code Section 56741 as the territory to be annexed is located within one county and is contiguous with the boundaries of the City of Camarillo and the Camarillo Sanitary District.

- (10) The Commission waives conducting authority proceedings, since satisfactory proof has been given that the subject property is uninhabited, that all landowners within the affected territory have given their written consent to the proposal, and that all affected agencies that will gain or lose territory as a result of the proposal have consented in writing to the waiver of conducting authority proceedings. [Government Code Section 56663]..

This resolution was adopted on June 12, 2002.

AYES:

NOES:

ABSTAINS:

Dated: _____
Chair, Ventura Local Agency Formation Commission

Attachment: Exhibit A

Copies: City of Camarillo
Camarillo Sanitary District
Ventura County Resource Conservation District
Ventura County Assessor
Ventura County Auditor
Ventura County Surveyor
Ventura County Planning

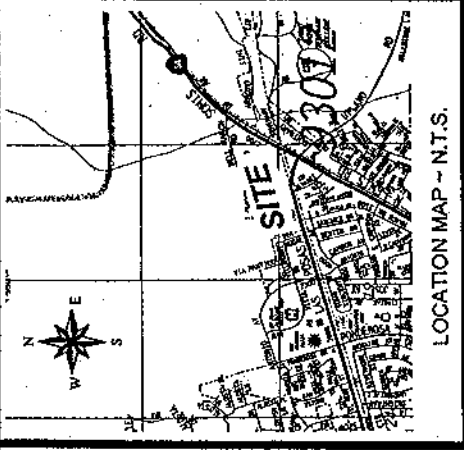
EXHIBIT A 02-06 (PARCEL A)

PARCEL 1
PARCEL MAP No. 2573
29 PM 33

COURSES

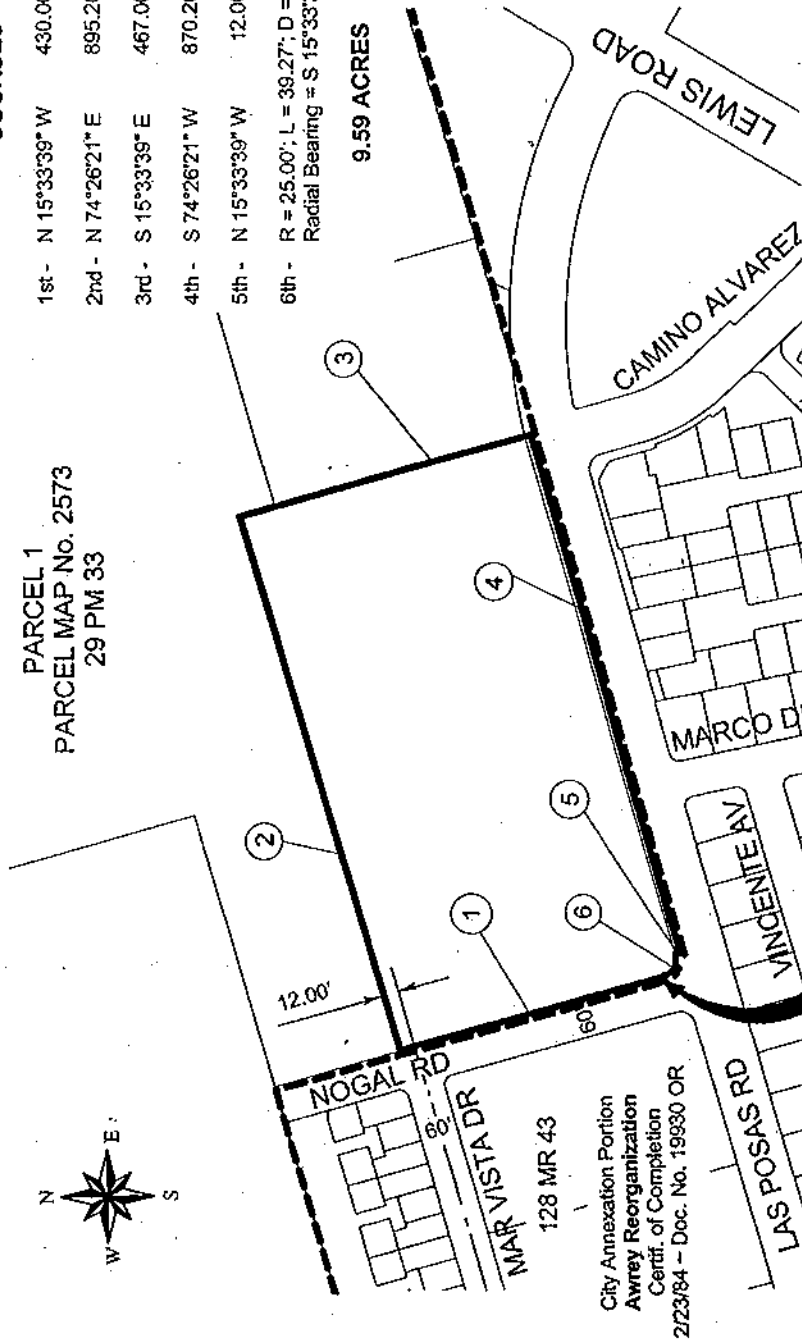
1st - N 15°33'39" W 430.00'
2nd - N 74°26'21" E 895.20'
3rd - S 15°33'39" E 467.00'
4th - S 74°26'21" W 870.20'
5th - N 15°33'39" W 12.00'
6th - R = 25.00'; L = 39.27"; D = 90°00'00";
Radial Bearing = S 15°33'39" E

9.59 ACRES



PREPARED BY:
BENNER AND CARPENTER
506 EAST MAIN STREET
SANTA PAULA, CA 93060
(805) 525-3396

200 0 200 400 Feet



P.O.B.
Beginning at the southerly terminus
of the 7th course of the City
Annexation Portion of the Awrey
Reorganization



CITY OF CAMARILLO REORGANIZATION
CAMARILLO LIBRARY PARCEL A
CITY OF CAMARILLO ANNEXATION;
DETACHMENT FROM THE VENTURA COUNTY
RESOURCE CONSERVATION DISTRICT

--- EXISTING CITY OF CAMARILLO BOUNDARY
— PROPOSED ANNEXATION BOUNDARY

That portion of Parcel 1 of Parcel Map No. 2573 and a portion Las Posas Road, in the County of Ventura, State of California, as shown on the map recorded in the office of the County Recorder of said County in Book 29, Page 33 of Parcel Maps, described as follows:

February 18, 2002

Sheet 1 of 1

02-06

**CITY OF CAMARILLO REORGANIZATION
CAMARILLO LIBRARY PARCEL A
CITY OF CAMARILLO ANNEXATION;
DETACHMENT FROM THE VENTURA COUNTY
RESOURCE CONSERVATION DISTRICT**

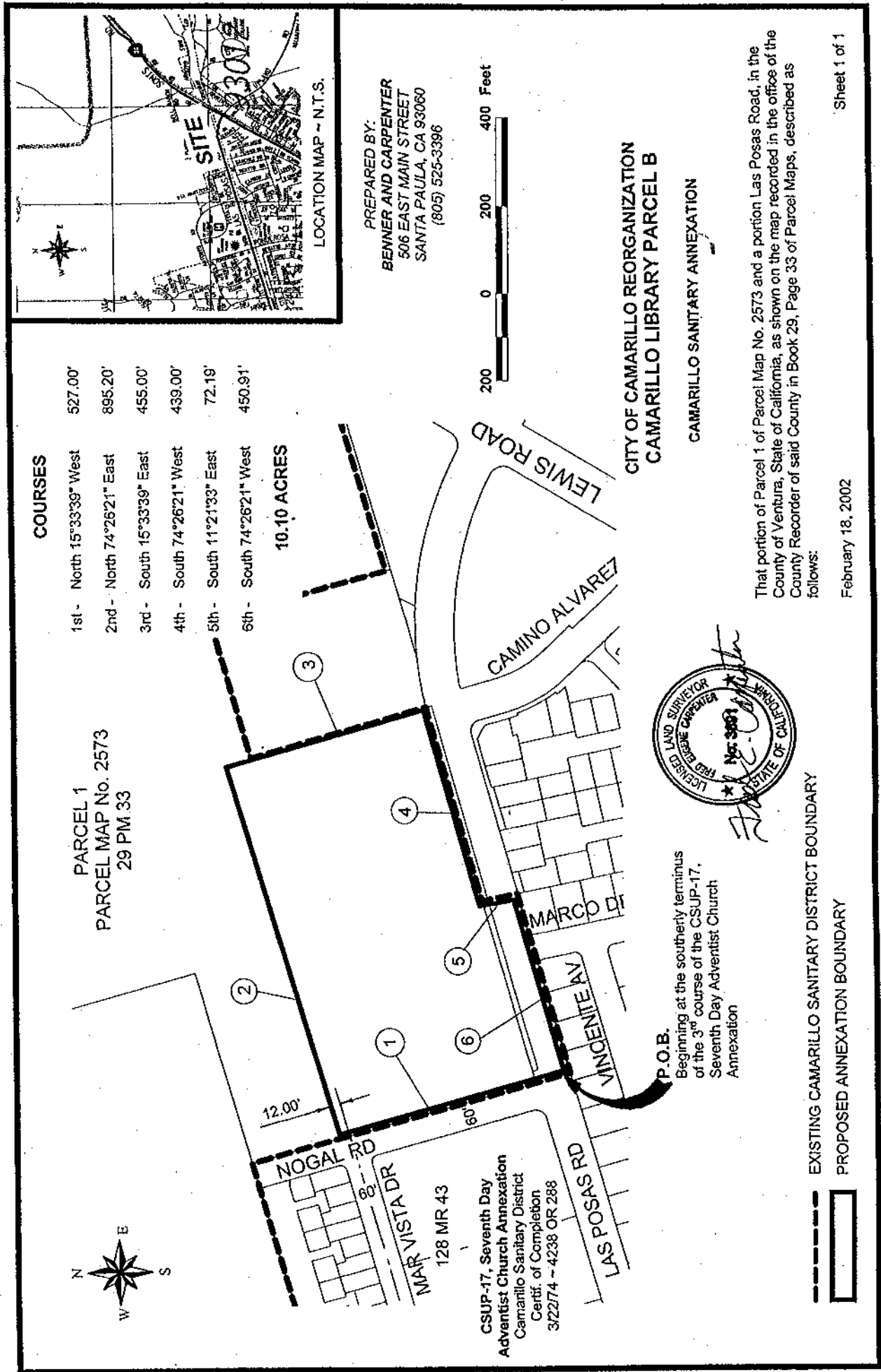
EXHIBIT A

That portion of Parcel 1 of Parcel Map No. 2573 and a portion Las Posas Road, in the County of Ventura, State of California, as shown on the map recorded in the office of the County Recorder of said County in Book 29, Page 33 of Parcel Maps, described as follows:

Beginning at a point in the easterly line of Nogal Road, 60.00 feet wide, as shown on said Parcel Map No. 2573, said point being the southerly terminus of the 7th course of the City Annexation Portion of the Awrey Reorganization, as shown in the Certificate of Completion recorded in the office of said County Recorder on February 23, 1984 as Document No. 19930 of Official Records; thence, along said easterly line and the existing City of Camarillo Boundary by the following course,

- 1st - North 15°33'39" West 430.00 feet to a point in a line that is parallel with and distant 12.00 feet northerly of the centerline of Mar Vista Drive, 60.00 feet wide, as shown on the map of Tract No. 4859, as recorded in the office of said County Recorder in Book 128, Page 43 of Miscellaneous Records; thence, along said parallel line,
- 2nd - North 74°26'21" East 895.20 feet to the northerly prolongation of the most westerly line of the two lines in the boundary of said Parcel 1 shown as having a bearing and distance of "N 15°33'39" W 425.00"; thence, along said prolongation and line,
- 3rd - South 15°33'39" East 467.00 feet to the southerly line of said Parcel 1, same being the existing boundary of said City of Camarillo; thence, along said southerly line and said existing boundary by the following three courses:
- 4th - South 74°26'21" West 870.20 feet; thence,
- 5th - North 15°33'39" West 12.00 feet to the beginning of a nontangent curve concaved northeasterly, having a radius of 25.00 feet, and having a radial to said beginning of said curve bearing South 15°33'39" East; thence, along said curve,
- 6th - Westerly, northwesterly, and northerly 39.27 feet through a central angle of 90°00'00" to the point of beginning and containing 9.59 acres.

EXHIBIT A 02-06 (PARCEL B)



**CITY OF CAMARILLO REORGANIZATION
CAMARILLO LIBRARY PARCEL B**

02-06

CAMARILLO SANITARY ANNEXATION

EXHIBIT A

That portion of Parcel 1 of Parcel Map No. 2573 and a portion Las Posas Road, in the County of Ventura, State of California, as shown on the map recorded in the office of the County Recorder of said County in Book 29, Page 33 of Parcel Maps, described as follows:

Beginning at a point in the southerly prolongation of the easterly line of said Nogal Road, said point also being the southerly terminus of the 3rd course of the CSUP-17, Seventh Day Adventist Church Annexation to the Camarillo Sanitary District as shown on the Certificate of Completion recorded in the office of said County Recorder on March 22, 1974, in Book 4238, Page 288 of Official Records; thence, along said prolongation, easterly line and the existing boundary of the Camarillo Sanitary District by the following course,

- 1st - North 15°33'39" West 527.00 feet to a point in a line that is parallel with and distant 12.00 feet northerly of the centerline of Mar Vista Drive, 60.00 feet wide, as shown on the map of Tract No. 4859, as recorded in the office of said County Recorder in Book 128, Page 43 of Miscellaneous Records; thence, along said parallel line,
- 2nd - North 74°26'21" East 895.20 feet to the northerly prolongation of the most westerly line of the two lines in the boundary of said Parcel 1 shown as having a bearing and distance of "N 15°33'39" W 425.00"; thence, along said prolongation and line,
- 3rd - South 15°33'39" East 455.00 feet to the existing boundary of said Camarillo Sanitary District; thence, along said boundary by the following three courses:
- 4th - South 74°26'21" West 439.00 feet; thence,
- 5th - South 11°21'33" East 72.19 feet; thence,
- 6th - South 74°26'21" West 450.91 feet to the point of beginning and containing 10.10 acres.